



THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND/OR CANCEL THE CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

CONTRACT OF SALE

1. PURCHASE AGREEMENT AND PROPERTY DESCRIPTION:

Chun, Kyung Tek Chun, Mi Ae ,Buyer,

Soc. Sec. # 537-92-7325

Soc. Sec. # 150-94-3728

whose address is 29 Pheasant Run

AGREES TO PURCHASE FROM

Fox David ,Seller,

Soc. Sec. # _____

Soc. Sec. # _____

whose address is 4304 Cricket Circle, Edison NJ 08820

THROUGH THE BROKER(S) NAMED IN THIS AGREEMENT AT THE PRICE AND TERMS
STATED BELOW, THE FOLLOWING PROPERTY:

Property Address: 4304 Cricket Circle

Shown on the municipal tax map of EDISON

County MIDDLESEX

as Lot 00026

Block 00427

Approximate size of lot _____

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. **PURCHASE PRICE:** The total purchase price is: \$ 283,000.00

3. MANNER OF PAYMENT:

A. Deposit paid by Buyer on signing of this Agreement to ☐ Listing Broker or ☒ Participating Broker,

by ☐ cash or ☐ check, for which this is a receipt: \$ 1,000.00

31 B. Additional deposit to be paid by Buyer on or before March 22, 2005 (date): \$ 27,300.00

All deposit monies paid by the Buyer shall be held in escrow in the NON-INTEREST BEARING
TRUST ACCOUNT of CENTURY 21 MAIN STREET REALTY, INC, Escrowee, until closing of
title, at which time all monies shall be paid over to the Seller. The deposit monies shall not be paid over to
the Seller prior to the closing of title, unless agreed in writing by both the Buyer and Seller. In the event the
Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may place the deposit
monies in Court requesting the Court to resolve the dispute.

C. IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE.

The Buyer agrees to apply immediately for a mortgage loan through any lending institution of the Buyer's
choice or the office of the Listing Broker or the Participating Broker. The application shall be furnished by the
Buyer in writing on an application form prescribed by the lending institution to which the application shall be
submitted. Buyer shall also furnish, in a timely manner, such other documents and information as is usually
required by said lending institution. Failure of Buyer to comply with the foregoing, in good faith, shall be
deemed a breach of this Contract of Sale. The amount of mortgage loan required by the Buyer is
\$ 212,000.00 and will be what is commonly known as the ☐ (F.H.A.) ☐ (V.A.) ☒ (Conventional)
☐ (A.R.M.) _____ year direct reduction plan with interest at not more than Prevailing % and
not more than ALL Points. Buyer agrees to pay not more than 0 Points. Seller agrees to pay not
more than 00 Points. IF THE MORTGAGE LOAN HAS NOT BEEN ARRANGED, OR IF THE
BUYER HAS NOT NOTIFIED SELLER OF BUYER'S DECISION TO COMPLETE THE
TRANSACTION WITHOUT OBTAINING A MORTGAGE COMMITMENT, ON OR BEFORE
April 15, 2005 (DATE) THEN EITHER BUYER OR SELLER MAY VOID THIS

AGREEMENT BY WRITTEN NOTICE TO THE OTHER PARTY. The method of notifying the other
party shall be in accordance with Section 21 of the Agreement.

\$ 212,000.00

D. **BALANCE OF PURCHASE PRICE.** The balance of the purchase price shall be paid by cash, certified
check or Attorney's Trust Account check on delivery of a Bargain Of Sales vs Grantor

(Type of Deed). Title to the Property will be free from all claims or rights of others,
except as described in Sections 6, 7, and 8 of this Agreement. The deed shall contain the full legal description
of the Property. Payment of the balance of the purchase price by Buyer and delivery of the deed and affidavit of
title by Seller occur at the "Closing." The Closing will take place on or before April 30, 2005

at the office of Buyer's Attorney or such other place as
the Seller and the Buyer may agree.

\$ 42,700.00